

099.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

806,200 / 806,200

USE VALUE:

806,200 / 806,200

ASSESSED:

806,200 / 806,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27		MELVIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MELTZER LESLIE A/TRUSTEE	
Owner 2: PETERSON IRIS D/TRUSTEE	
Owner 3: MELTZER PETERSON FMLY LIVING	

Street 1: 27 MELVIN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GUPTA VIKAS -

Owner 2: GUPTA-MISRA ABHILASHA -

Street 1: 27 MELVIN RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1967, having primarily Wood Shingle Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Description LUC No of Units

Fact Depth / Price Units

Unit Type Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
Use Code										Land Size		Building Value	
101										Yard Items		Land Value	
8188.000										Total Value		Total Value	
340,200													
466,000													
806,200													

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 21 - Split Level				Full Bath: 1	Rating: Very Good																	
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																	
Foundation: 1 - Concrete				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating:																	
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:																	
Sec Wall: 1	%			OthrFix: 1	Rating:																	
Roof Struct: 1 - Gable																						
Roof Cover: 1 - Asphalt Shgl																						
Color: YELLOW																						
View / Desir:																						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH										
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1												
Year Blt: 1967	Eff Yr Blt:			A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
Alt LUC:	Alt %:			Fpl: 2	Rating: Very Good			Other														
Jurisdict: G14	Fact: .			WSFlue: 1	Rating:			Upper														
Const Mod:								Lvl 2														
Lump Sum Adj:								Lvl 1														
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Location: 1				Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal: 2 - Plaster				Total Units: 1				Interior:	1	6	3											
Sec Int Wall: 1	%			Floor: 1				Additions:														
Partition: T - Typical				% Own: 1				Kitchen:														
Prim Floors: 1				Name: 1				Baths:														
Sec Floors: 1	%							Plumbing:														
Bsmnt Flr: 12 - Concrete								Electric:														
Subfloor: 1								Heating:														
Bsmnt Gar: 1								General:														
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 2 - Gas																						
Heat Type: 3 - Forced H/W																						
# Heat Sys: 1																						
% Heated: 100	% AC: 100																					
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make: 1	Model: 1	Serial #:	Year: 1	Color: 1	PARCEL ID 099-0-0003-0004.0				IMAGE									
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:																	Total:				
Comments																						
Residential Grid																						
Remodeling																						
Res Breakdown																						
Sub Area																Sub Area Detail						
Comparable Sales																						
Parcel ID 099-0-0003-0004.0																						